



THE CITY OF SAN DIEGO MANAGER'S REPORT

DATE ISSUED: October 18, 2000 REPORT NO. 00-212

ATTENTION: Honorable Mayor and City Council
Docket of October 23, 2000

SUBJECT: Mission Bay Park Boundary Survey

SUMMARY

Issue - Should the City adopt an ordinance dedicating certain parcels as part of Mission Bay Park to finalize and complete the Mission Bay Park Boundary Survey?

Managers Recommendation - Adopt the ordinance dedicating certain parcels as part of Mission Bay Park to finalize and complete the Mission Bay Park Boundary Survey.

Other Recommendations - None

Fiscal Impact - None with this action.

BACKGROUND

On June 5, 2000 the Mayor and Council authorized the City Manager to enter into a contract with Project Design Consultants for a survey of Mission Bay Park. The scope of work of the survey consisted of five primary areas as follows:

1. Perform a survey of the exterior boundary of Mission Bay Park.
2. Perform surveys to determine and/or establish the boundaries of the land, water, tidelands, and existing leasehold areas within Mission Bay Park.
3. Map the Mean High Water Line ("MHWL").

4. Compute the land area above the MHWL, water area below the MHWL, total land and water area of all existing leasehold and the total area of Mission Bay Park.
5. Prepare and file a Record of Survey.

DISCUSSION

Project Design Consultants completed the survey calculations on October 5. During the course of the survey it was determined that several areas within Mission Bay Park have not been dedicated as parkland. These parcels are primarily excess right-of-way along Interstate 5 and Interstate 8 that have been relinquished by Caltrans to the City and other areas historically considered part of the park and maintained as parkland. An ordinance dedicating these relinquishment parcels is being brought forward to finalize the survey. Attached Table "A" describes the size and location of the parcels. Adoption of the ordinance will remove any irregularities in the park boundary and establish the final acreage of the park.

The acreage calculations are as follows:

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| 1) Total acreage of Mission Bay Park | 4,235.28 acres |
| 2) Total acreage of land above the Mean High Water Line | 1,936.36 acres |
| 3) Total acreage of water below the Mean High Water Line | 2,298.92 acres |
| 4) Total acreage of all land leaseholds | 461.59 acres |
| 5) Total acreage of all water leaseholds | 95.55 acres |
| 6) Percentage of land leased commercial and non-profit | 23.84% of total land |
| 7) Percentage of water leased commercial and non-profit | 4.16% of total water |

The survey results are within one quarter of one percent (0.25%) of historic park boundary calculations. Tidelands and submerged land boundaries, as granted to the City of San Diego in trust by the State of California, have been re-established and re-mapped. A detailed map has been transmitted to the State Lands Commission and the State Parks Department for their review and confirmation that these lines are the grant boundaries. Boundaries and acreage of all leasehold parcels have been verified including the water and land lease areas. The MHWL was also established to define the land and water areas.

The Record of Survey will be submitted to the County Surveyor in November. The County Surveyor will have 30 days to review the map. Upon final review and approval by the County Surveyor, the Record of Survey map is filed and the process is complete.

Respectfully Submitted,

William T. Griffith
Real Estate Assets Director

Approved: George I. Loveland

GRIFFITH/MSN

Attachments: 1. Mission Bay Park Boundary and Leasehold Map
2. Table "A" - Dedication Parcels
3. Maps of Dedication Parcels

Note: The attachments are not available in electronic format. Copies of the attachments are available for review in the Office of the City Clerk.